

When Recorded Return to:
Don S. McGuire and LaVelle F. McGuire, Trustees
20450 Heather Lane
Mount Vernon, WA 98274



200204050093
Skagit County Auditor

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Island Title Company
Order No: BE5899 MJJ
B19713 ✓

STATUTORY WARRANTY DEED

THE GRANTOR WILLIAM J. RICHARDSON and JANET R. RICHARDSON, husband and wife

for and in consideration of Two Hundred Eighty-Five Thousand and 00/100...(\$285,000.00)
DOLLARS in hand paid, conveys and warrants to DON S. McGUIRE and LAVELLE F. McGUIRE as
Trustees of the Don S. McGuire and Lavelle F. McGuire Living Trust dated July 24, 1995

the following described real estate, situated in the County of Skagit, State of Washington:

The West 488 feet of the South Half of the South Half of the Southwest Quarter of the
Northwest Quarter of Section 16, Township 33 North, Range 4 East of the Willamette
Meridian, as measured at right angles from the West line of said Northwest Quarter;

EXCEPT the South 60 feet thereof conveyed to Skagit County by deeds
recorded on April 11, 1966, and March 28, 1972, under Auditor's File Nos.
681276 and 766061, records of Skagit County, Washington.

(Also known as Tract A and a portion of Tract E, SKAGIT COUNTY SHORT PLAT #4-
71, approved on September 7, 1971).

Tax Account No. : 330416-2-004-0001 P16659

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: April 2, 2002

William J. Richardson #1448 Janet R. Richardson
WILLIAM J. RICHARDSON SKAGIT COUNTY WASHINGTON JANET R. RICHARDSON
REAL ESTATE EXCISE TAX

APR 05 2002

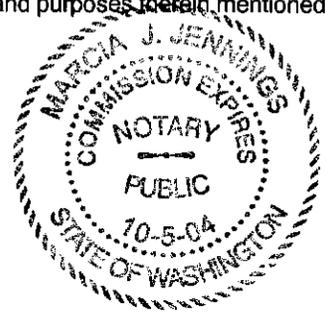
STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$ 4360⁵⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that WILLIAM J. RICHARDSON and JANET R. RICHARDSON the
person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and
acknowledged it to be their free and voluntary act for the uses and purposes herein mentioned in this instrument.

Dated: April 2, 2002

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



Island Title Company

EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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